

TITLE 8: DEVELOPMENT CODE
DIVISION 2: REVIEWING AUTHORITIES
CHAPTER 4: DEVELOPMENT REVIEW COMMITTEE.

Sections:

- 82.0401 Establishment.
- 82.0405 Membership.
- 82.0415 Duties of Committee.
- 82.0420 Findings.
- 82.0425 Meeting Dates and Procedures.

82.0401 Establishment.

A Development Review Committee (DRC) is hereby established to act in a technical capacity for the Planning Agency.

Readopted Ordinance 3341 (1989); Amended Ordinance 3425 (1990)

82.0405 Membership.

The Development Review Committee shall consist of the following members or their duly authorized designees: The Director of Planning, who shall serve as the committee chairman; the County Surveyor; the Director of Building and Safety; the Director of the Department of Environmental Health Services; the Chief Engineer of San Bernardino County Flood Control District; the Director of Transportation and Flood Control, Director of Department of Airports; the Chino Valley Regional Manager; the Director of Special Districts; and the County Fire Warden.

On projects which affect other fire agencies, departments, or organizations which are independent of the responsibilities, authority, or jurisdiction of the County Fire Warden, then said Fire Warden shall coordinate and receive the comments of said agencies, departments, or organizations and shall ensure that their comments are considered in the examinations and recommendations of the Development Review Committee.

In addition, the Planning Commission Chairman, or other Commission member designated by the Chairman, shall attend and observe each meeting of the Development Review Committee. The Planning Commission representative may require that a project be referred to the Planning Commission for action at a public hearing.

Readopted Ordinance 3341 (1989); Amended Ordinance 3425 (1990)

82.0415 Duties of Committee.

It shall be the duty of the Development Review Committee to review and make recommendations to the Planning Agency regarding any of the following:

- (a) All Tentative Maps involving five (5) or more lots, including those specifically exempted from the requirement for a Final Map.
- (b) All Planned Developments.
- (c) Any associated land use application that is related to a project already being reviewed by the committee, including requests for a variance or General Plan Amendment.
- (d) Any other project or action deemed by the Planning Agency to require the review and recommendation of the Development Review Committee.

The Development Review Committee shall review and identify the technical design features which are necessary to protect the public health, safety, and welfare, including but not limited to adequate traffic and pedestrian circulation, proper grading, and proper erosion control, including the prevention of sedimentation, or flood damage to off-site property. In addition, the Development Review Committee shall consider the adequacy of existing public facilities and services and any fire-hazard problems that may pose a threat to life, property, or the environment.

Readopted Ordinance 3341 (1989); Amended Ordinance 3425 (1990)

82.0420 Findings.

The Development Review Committee recommendation for approval, denial, or modifications to the development project shall be based upon the findings required and provisions imposed by this Title and State law.

Readopted Ordinance 3341 (1989); Amended Ordinance 3425 (1990)

82.0425 Meeting Dates and Procedures.

The Director of Planning shall establish regular meeting dates and rules of procedure for the Development Review Committee. Such dates and procedures shall be available to the public in appropriate formats and locations to advise interested persons or groups.

(a) Meetings Open to Public. Development Review Committee meetings shall be open to the public and any applicant, property owner, developer, subdivider, official of any agency, department organization, or other person interested in a development project shall have the privilege of attending any such meeting and presenting any appropriate matter.

(b) Notification. The applicant, developer, subdivider, the engineer, or other applicant-designated representative shall be notified of the date, time, and place of such meeting by written notification placed in the U.S. Mail at least ten (10) days prior to the first Development Review Committee meeting at which the development project is to be considered. Such notification may be waived by the applicant, subdivider, developer, engineer, or applicant-designated representative where necessary to expedite review of a development project. Notice shall also be given to any individual group, association or organization that has requested in writing notification of meetings and hearings regarding the specific project or that has caused themselves to be properly placed on a mailing list of all DRC agendas.

(c) Recommendation by report. Offices, officers, departments and agencies shall submit to the Development Review Committee their recommendations relative to the development projects or subdivisions being discussed at each meeting. Wherever possible, these reports should be in writing and in such detail that all interested parties will be properly informed in detail as to the recommended requirements, map revisions, and proposed conditions of approval.